

105.0

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0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

847,400 / 847,400

USE VALUE:

847,400 / 847,400

ASSESSED:

847,400 / 847,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		MORNINGSIDE DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: O'CONNOR TIMOTHY P/ETAL	
Owner 2: O'CONNOR LINDA M	
Owner 3:	

Street 1: 39 MORNINGSIDE DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 10,320 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 2559 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10320		Sq. Ft.	Site		0	70.	0.71	4									510,722						510,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10320.000	336,700		510,700	847,400		67377
							GIS Ref
							GIS Ref
							Insp Date
							02/11/14

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!8315!

## PRINT

 Date: 12/10/20  
 Time: 22:53:37

## LAST REV

 Date: 05/07/14  
 Time: 12:30:40

8315

Prior Id # 1: 67377
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
mmcma
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RANDO ANTHONY F	1128-156		6/29/1994		267,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/8/2006	349	Re-Roof	11,065			G7	GR FY07		2/11/2014	Meas/Inspect	PC	PHIL C
5/11/2004	351	Wood Dec	1,700						6/9/2009	Measured	189	PATRIOT
									10/27/1999	Meas/Inspect	263	PATRIOT
									7/26/1991		KT	

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 19 - Ranch		Full Bath: 1	Rating: Fair	A Bath: 1	Rating:	BK; 1031 PG; 179 22 223224. OF=EXTRA SINK IN FBTH.				18	1	10	WDK	9	EFP	2			
Sty Ht: 1 - 1 Story		3/4 Bath: 2	Rating: Average	A 3QBth	Rating:					18	12								
(Liv) Units: 1	Total: 1	1/2 Bath: 1	Rating:	A HBth:	Rating:														
Foundation: 1 - Concrete		OthrFix: 1	Rating: Average																
Frame: 1 - Wood		<b>OTHER FEATURES</b>		1st Res Grid	Desc: Line 1	# Units: 1													
Prime Wall: 1 - Wood Shingle		Kits: 1	Rating: Average	Level	FY LR DR D K FR RR BR FB HB L O														
Sec Wall: 16 - Stone Vene	12%	A Kits: 1	Rating:	Other															
Roof Struct: 1 - Gable		Fpl: 2	Rating: Average	Upper															
Roof Cover: 1 - Asphalt Shgl		WSFlue: 1	Rating:	Lvl 2															
Color: BEIGE				Lvl 1															
View / Desir:				Lower															
<b>GENERAL INFORMATION</b>				<b>CONDO INFORMATION</b>	Total Units:	RMS: 6	BRs: 3	Baths: 1	HB										
Grade: C+ - Average (+)		Location:																	
Year Blt: 1957	Eff Yr Blt: 1957	Floor:																	
Alt LUC:	Alt %:	% Own:																	
Jurisdct:	Fact: .	Name:																	
Const Mod:																			
Lump Sum Adj:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %	Functional:				No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall		Economic:		Interior:				1	6	3									
Sec Int Wall:	%	Special:		Additions:															
Partition: T - Typical		Override:		Kitchen:															
Prim Floors: 3 - Hardwood				Baths:															
Sec Floors: 4 - Carpet	25 %	Total: 26.4 %		Plumbing:															
Bsmnt Flr: 4 - Carpet				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical				Totals	1	6	3												
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b>				<b>IMAGE</b>						
<b>SPEC FEATURES/YARD ITEMS</b>								105.0-0002-0003.A											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>	
More: N	Total Yard Items:													Total:					